



Highthorne Grove, Shadwell Leeds LS17 8PD

welcome to

Highthorne Grove, Shadwell Leeds

A beautifully presented semi-detached home offering generous living areas, three bedrooms and stunning landscaped gardens to the front and rear. Includes a charming garden room, double garage and enjoys an elevated cul-de-sac setting in a highly sought-after location.



Hallway

Enter from the front into the hallway with an understairs cupboard and stairs leading to the first floor.

Lounge

A beautiful and spacious lounge having a feature fireplace, a large bay window to the front and fully glazed patio doors opening to the garden and allowing lots of natural light to flow through.

Dining Room

A fabulous room for more formal dining and entertaining, open to the conservatory with ample space for a table and chairs.

Conservatory

A great addition to this home creating extra living space with glazing to all sides boasting views of the beautiful garden. The room also benefits from thermal blinds to the roof making this an all year round retreat.

Kitchen

The kitchen is of German design and offers a range of wall and base units with work surfaces incorporating a sink, drainer and induction hob. There are a range of integrated appliances including an oven, microwave, washing machine, fridge and freezer. Additionally there is a fabulous Quarry tiled floor and an extractor fan.

Bedroom One

A good size double bedroom with fitted wardrobes and a large bay window with fitted units and allowing a good amount of natural light to flow through.

Bedroom Two

A double bedroom with space for free standing furniture.

Bedroom Three

A single bedroom with fitted wardrobes.

Bathroom

Fully tiled and fitted with a shower cubicle, hand basin and built in storage cupboard housing the Worcs Bosch boiler. The room also benefits from a mirrored wall unit with lights and shaving point.

Wc

A separate toilet conveniently located next to the bathroom.

Outside

To the front of the property, a charming low-maintenance garden features a selection of well-established shrubs, offering an attractive and welcoming first impression and to the side, a driveway provides off street parking for multiple vehicles. The rear of the home boasts a stunning landscaped garden, complete with a beautifully manicured lawn, two ponds and a variety of mature shrubs and trees that provide colour and greenery throughout the year—an ideal space for relaxing or entertaining. The garden also features an organic kitchen garden with raised beds and a greenhouse. The water meter is housed outside along with an outside tap for added convenience.

Garden Room

A delightful room that allows you to enjoy the garden's beauty all year round.

Double Garage/Workshop

Providing ample storage and secure parking with a workshop for added convenience.



view this property online williamhbrown.co.uk/Property/MRT107317



welcome to

Highthorne Grove, Shadwell Leeds

- SPACIOUS SEMI DETACHED HOUSE
- THREE BEDROOMS
- SPACIOUS LIVING ACCOMMODATION
- STUNNING GARDENS TO THREE SIDES (APPROX 1/3 ACRE)
- GARDEN ROOM & DOUBLE GARAGE/WORKSHOP

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

£435,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MRT107317](https://www.williamhbrown.co.uk/Property/MRT107317)



Property Ref:
MRT107317 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 269 6226



moortown@williamhbrown.co.uk



406 Harrogate Road, LEEDS, West Yorkshire,
LS17 6PY



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)